City of Seattle
Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE
EAST DESIGN REVIEW BOARD

Project Number:	3025863
Address:	223 12th Avenue East
Applicant:	Bradley Khouri, b9 Architects
Date of Meeting:	Wednesday, March 22, 2017
Board Members Present:	Natalie Gualy (Chair) Barbara Busetti Curtis Bigelow Dan Foltz Natalie Gualy Sarah Saviskas
Board Members Absent:	None
DPD Staff Present:	David L. Landry, AICP, Land Use Planner

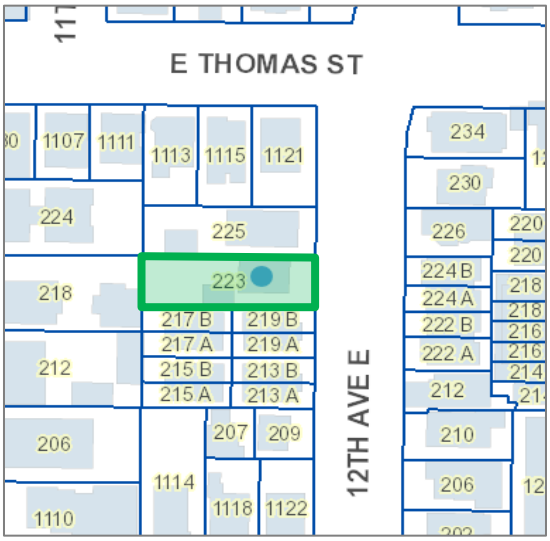
SITE & VICINITY

Site Zone: Lowrise Residential 3 (LR-3)

Nearby Zones: North – LR3
South – LR3
East – LR3
West - LR3

Overlay Districts: Capitol Hill Urban Center Village
Capitol Hill Station Area Overlay

Project Area: 5,120 square feet (sq. ft.)



Current Development:
The proposal site is located on the east side of 12th Ave E, mid-block between E. Thomas St. to the north and E. John St.to the south. The site is currently occupied by a 2.5 story multi-family residential structure (categorized as a triplex) and detached garage built in 1901. The extremely narrow 40' by 128' site has a total area of 5,120 square feet which has an approximate slope of 3.5% from an east to west direction.

Surrounding Development and Neighborhood Character:
The proposal site is located within the Broadway neighborhood in the western portion of the Capitol Hill neighborhood. One of Capitol Hill's primary thoroughfare is E. Olive a major public transit street which transitions into E. John St. heading west from Broadway, a major north-south thoroughfare just west of the project site. Other significant streets are 10th, 12th, 15th, and 19th Avenues, all running north-south, and E. Pine, E. Pike, E. John, E. Thomas, and E. Aloha Streets and E. running east-west.

12th Ave E. is lined with a mixture of newer townhouse and single family residences and older single family residences with gabled roofs. The older residential structures tend to be located closer to the intersection with E. John St. to the south and E. Thomas E. to the north. Located to immediately to the north of the project site is a flat roofed single-family residence built in 1906 with a new townhouse structure built in 2008 located immediately to the south.

Access:
Both primary vehicular and pedestrian access to the site is either south off of E. Thomas St. or north off of E. John St. and then west off of 12th Ave. E.

Environmentally Critical Areas: The site is not located in an Environmentally Critical Area.

PROJECT DESCRIPTION
This is a proposal to construct a four-story, 22 unit apartment building on the west side of 12th Ave. E.

EARLY DESIGN GUIDANCE March 22, 2017

The packet includes materials presented at the meeting, and is available online by entering the project number (3025863) at the following website:
http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address: Public Resource Center

700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

There were no public comments at the EDG public meeting and two written letters were received with the following comments:

- An adjacent neighbor to the west wanted to make sure that the project gives attention to surface and ground water management as the project located to the south was not successful in this arena and there are problems with drainage.
- Neighbor wanted to see engagement with the neighbors in terms of (construction) activities and progress reports on a monthly basis so tenants can be prepared for noise and other activities.
- The proposal seems like a good project as the site is currently underutilized.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with ground water management are addressed under the City's building code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing:** The Board was generally supportive of the preferred massing Option 3 in terms of height, bulk and scale, as this option gives a much more dynamic feel to the site than the other two options. Board members agreed that Option 3 presents a dynamic solution to what otherwise could have been a block design. The Board also agreed that Option 3 was the best approach in reducing impacts to the adjacent properties. Board member further stated that this option is also the best solution in terms of setbacks. Finally, the Board

verbalized that they liked how all of the units were aligned to receive southern light exposure and appreciate how each unit had more than one exterior wall. **(CS2-B, CS2-D, DC2-D)**

a. The Board expressed concern that the see through open stair configuration could be impacted by weather conditions as residents in the rear units would have to go outside to gain access to their units. The Board suggested that as the project progresses, the applicant should consider extending the overhead protection as mitigation. **(CS2-3, PL2-C, DC2-D)**

2. **Streetscape Response:** The Board was generally supportive of the street oriented 'living (entertainment) room' at ground level. The Board liked this placement as they did not feel that a living unit along 12th Ave would be appropriate. The Board liked the planter located in front of the entertainment room that helps in creating a sense of sense of privacy while still engaging with the street. **(CS2-B, CS2-I, PL2-I-i)**
   a. The Board felt that as the project design evolves, the applicant should work towards activating the entertainment space in a thoughtful manner. **(PL1-C, DC1-A-1, DC3-B)**
   b. The Board noted that the service area should be configured in a manner that provides an opportunity for overflow activity from the 'living room' to the outside areas. **(PL3-B, DC3-I)**

3. **Amenity and Courtyard Space: The** Board liked the views to the north courtyard from the ground level pass-through and felt that it could become an interesting space that could be a usable area in conjunction with the visual component of the open stair. The Board also appreciated the small scale trees and shrubs used as a buffer between the neighbor's property to the west. **(CS2-B, PL1-C, DC3-B)**
   a. The Board verbalized that at the next meeting, they would like to know details regarding the pavers, landscaping and other elements to get a feel of what the might be like and how it might be used. **(DC1-II, DC2-D-2, DC4-I, DC4-A)**
   b. The Board would also like a better understanding of how the north courtyard and south courtyard are in relationship to the entertainment area and trash area worked and wanted to the material details and the possibility for more landscaping. The Board said that they wanted to see renderings and perspectives of these spaces to get a better feel how these spaces will be used. The Board also wanted to see a view from the sidewalk through the common area specifically as well as better clarity of the front of the building at the ground floor level. **(PL2-I-I, PL3, DC1-II)**

4. **Landscaping**: The Board supported the overall approach to the landscaping elements and verbalized support for the interesting landscape design that is not specifically designed to be occupied**.** The Board liked that there will be small glimpses of landscape seen through the open pass-through space. **(DC1-A4, DC3-B)**
   a. The Board expressed that they would like to see more connectivity from the common indoor space to the first courtyard and side sidewalk if possible and noted interest in the opportunity to provide landscaping in the vicinity of the trash area. **(DC1-A-2, DC1-II, DC3-B)**

5. **Materials: The** Board generally agreed with the scale of materials to be used on the exterior of the project. **(DC4-A, DC4-I)**
   a. The Board advocated for the use of materials that have texture, scale and potential for shadow lines while stating that materials should be elegant and as well as understated. **(DC4-I, DC4-A, DC2-D, DC4-II)**
   b. The Board stated that proportionally the windows seemed small and there might an opportunity to explore the massing of the front entry bump out and its relationship to window placement and sizing. **DC4-I, DC4-II**

6. **Public Engagement**: The Board highly encouraged the applicant to keep the neighbors informed during the development and construction process

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, the following departures were requested.

1. **Maximum Façade Length- North (SMC 23.45.527.B)** The Code requires that the maximum combined length of all portions of façades (that are located) within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not to exceed 65 percent of the length of that lot line, except for rowhouse development on lots that abuts aside lot line of a lot in a single-family zone, the maximum combined length of all portions of façades within 15 feet of the abutting side lot line is 40 feet. On this lot the maximum allowable combined length for all portions of the northern façade would be 83'-2".

   The applicant is requesting to increase the total maximum combined maximum façade length to 113'—3 ¼". This would allow for a 24'-10 ½" straight run exterior stair and walkway to encroach into the 15-foot setback by a maximum of 1'- 10". The departure would allow for the placement of an exterior stair between two articulated building volumes which reduces the building mass in the center of the building and creates voids for light and air into the central corridor of the building in addition to creating greater variety and visual interest along the northern building façade.

   The Board indicated preliminary support for the departure as they liked the concept of bringing additional light and air into the center of the building mass as well as creating additional articulation along the northern building façade.

2. **Maximum Façade Length – South (SMC 23.45.527.B)** The Code requires that the maximum combined length of all portions of façades (that are located) within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not to exceed 65 percent of the length of that lot line, except for rowhouse development on lots that abuts aside lot line of a lot in a single-family zone, the maximum combined length of all portions

of façades within 15 feet of the abutting side lot line is 40 feet. On this site, the maximum allowable combined length for all portions of the southern façade would be 80'-11".

The applicant is requesting to increase the total maximum combined facade length to 113'—3 ¼". This would allow for the 12'-6 ¾" egress stair wall façade to encroach into the 15 foot setback by a maximum of 11". The departure area is a small part of a larger 15' x 14'-9" mass that has been extruded to break down the overall mass of the building bringing more light into the living units in addition to creating greater visual interest along the southern building façade.

The Board indicated preliminary support for the departure as they liked the concept of bringing additional light and air into the living units while reducing building mass along the southern building façade.

DESIGN REVIEW GUIDELINES

The priority guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

CS2-B-3. Character of Open Space: Contribute to the character and proportion of: surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

CS2-D. HEIGHT, BULK, AND SCALE

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent proper-ties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a

step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

a. Distance to the edge of a less (or more) intensive zone;
b. Differences in development standards between abutting zones;
c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
e. Shading to or from neighboring properties.

Capitol Hill Supplemental Guidance:

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-I. Streetscape Compatibility: Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

i. Retain or increase the width of sidewalks.
ii. Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
iii. Vehicle entrances to buildings should not dominate the streetscape.
iv. Orient townhouse structures to provide pedestrian entrances to the sidewalk.
v. For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
vi. Where possible, new development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-C. OUTDOOR USES AND ACTIVITIES

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:

a. seasonal plantings or displays and/or water features;
b. outdoor heaters;
c. overhead weather protection;
d. ample, moveable seating and tables and opportunities for outdoor dining;
e. an extra level of pedestrian lighting;
f. trees for moderate weather protection and shade; and/or
g. 24-hour Wi-Fi service.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-C. WEATHER PROTECTION

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. Street Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views.

Capitol Hill Supplemental Guidance:

PL2. Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-I. Human Scale: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

i. Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
ii. Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled

awnings; architectural detailing on the first floor; and detailing at the roof line. (These details make buildings more "pedestrian- friendly"—details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles per hour.)

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-B RESIDENTIAL EDGES

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

DESIGN CONCEPT

DC1 Project Uses and Activities Optimize the arrangement of uses and activities on site.

DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:

a. a location at the crossroads of high levels of pedestrian traffic;
b. proximity to nearby or project-related shops and services; and
c. amenities that complement the building design and offer safety and security when used outside normal business hours.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Capitol Hill Supplemental Guidance:

DC1. Project Uses and Activities: Optimize the arrangement of uses and activities on site..

DC1-II. Screening of Dumpsters, Utilities, and Service Areas: New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment

away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

i. Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

ii. For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-D SCALE AND TEXTURE

DC2-B-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2-B-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the design of the building so that each complements the other.

DC3-A OPEN SPACE USES AND ACTIVITIES

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. **Matching Uses to Conditions**: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

DC3-B-3. **Connections to Other Open Space**: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to sup-port uses and activities on adjacent properties and/or the sidewalk.

DC3-B-4. **Multifamily Open Space**: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social

interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

Capitol Hill Supplemental Guidance:

DC3. Open Space Concept: Integrate open space design with the design of the building so that each complements the other:

DC3-I. Residential Open Space: Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighbor-hoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
ii. Create substantial courtyard-style open space that is visually accessible to the public view.
iii. Set back development where appropriate to preserve a view corridor.
iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist deter-mines would impair the health of a mature tree are discouraged.
vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
vii. Use porous paving materials to enhance design while also minimizing stormwater run-off.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A BUILDING MATERIALS

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

Capitol Hill Supplemental Guidance:

DC4. Exterior Elements and Finishes: **Use appropriate and high quality elements and finishes for the building and its open spaces.**

DC4-I-i. Height, Bulk, and Scale:

i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

BOARD RECOMMENATION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.